

CONVENTIONAL AND CLUSTER SUBDIVISION REQUIREMENTS
Effective July 1, 2004

Zoning District	Approval Process	Maximum Density	Minimum District Size	Minimum Lot Area	Minimum Corner Lot Width	Minimum Interior Lot Width	***Minimum Open Space	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard
R-C Conventional	ADMIN	0.2 du/ac	NR	5 acres	200 ft.	200 ft.	NR	40 ft.	20 ft.	25 ft.
R-C Cluster	SE	0.22 du/ac	50 acres	36,000 sq. ft.	(mt) 200 ft. (ls) 125 ft.	(mt) 200 ft. (ls) NR	50%	40 ft.	20 ft.	25 ft.
R-E Conventional	ADMIN	0.5 du/ac	NR	75,000 sq. ft.	225 ft.	200 ft.	NR	50 ft.	20 ft.	25 ft.
R-E Cluster	SE	0.55 du/ac	20 acres	52,000 sq. ft.	175 ft.	NR	30%	30 ft.	15 ft., but a total of 40 ft.	25 ft.
R-1 Conventional	ADMIN	1 du/ac	NR	36,000 sq. ft.	175 ft.	150 ft.	NR	40 ft.	20 ft.	25 ft.
R-1 Cluster	SE	1.1 du/ac	10 acres	25,000 sq. ft.	125 ft.	NR	30%	30 ft.	12 ft., but a total of 40 ft.	25 ft.
R-2 Conventional	ADMIN	2 du/ac	NR	15,000 sq. ft.	125 ft.	100 ft.	NR	35 ft.	15 ft.	25 ft.
R-2 Conventional ADU	ADMIN	2.4 du/ac	NR	12,000 sq. ft.	105 ft.	80 ft.	NR	30 ft.	8 ft.	25 ft.
R-2 Cluster	ADMIN	2 du/ac	2 acres	*13,000 sq. ft.	**100 ft.	**NR	25%	25 ft.	8 ft., but a total of 24 ft.	25 ft.
R-2 Cluster ADU	ADMIN	2.4 du/ac	2 acres	*10,400 sq. ft.	**80 ft.	**NR	22%	20 ft.	8 ft.	25 ft.
R-3 Conventional	ADMIN	3 du/ac	NR	10,500 sq. ft.	105 ft.	80 ft.	NR	30 ft.	12 ft.	25 ft.
R-3 Conventional ADU	ADMIN	3.6 du/ac	NR	8,400 sq. ft.	95 ft.	70 ft.	NR	30 ft.	8 ft.	25 ft.
R-3 Cluster	SE	3 du/ac + 1 dwelling unit	2-3.499 acres	8,500 sq. ft.	80 ft.	NR	25%	20 ft.	8 ft., but a total of 20 ft.	25 ft.
R-3 Cluster	ADMIN	3 du/ac	3.5 acres	*8,500 sq. ft.	**80 ft.	**NR	25%	20 ft.	8 ft., but a total of 20 ft.	25 ft.
R-3 Cluster ADU	ADMIN	3.6 du/ac	2 acres	*6,800 sq. ft.	**70 ft.	**NR	22%	20 ft.	8 ft.	25 ft.
R-4 Conventional	ADMIN	4 du/ac	NR	8,400 sq. ft.	95 ft.	70 ft.	NR	30 ft.	10 ft.	25 ft.
R-4 Conventional ADU	ADMIN	4.8 du/ac	NR	6,720 sq. ft.	76 ft.	56 ft.	NR	24 ft.	8 ft.	25 ft.
R-4 Cluster	SE	4 du/ac + 1 dwelling unit	2-3.499 acres	6,000 sq. ft.	70 ft.	NR	25%	20 ft.	8 ft.	25 ft.
R-4 Cluster	ADMIN	4 du/ac + 1 dwelling unit	3.5 acres	*6,000 sq. ft.	**70 ft.	**NR	25%	20 ft.	8 ft.	25 ft.
R-4 Cluster ADU	ADMIN	4.8 du/ac	2 acres	*4,800 sq. ft.	**56 ft.	**NR	22%	16 ft.	8 ft.	25 ft.

SE = Special Exception

ADMIN = Administrative Review

ADU = Affordable Dwelling Unit Development

(mt) = Major Thoroughfare

(ls) = Local or Collector Street

du/ac = Dwelling Units per Acre

NR = No Requirement

** A larger lot size is required when transitional lot size requirements are applicable. See Zoning Ordinance provisions.

** A larger lot width is required when transitional lot size requirements are applicable. See Zoning Ordinance provisions.

***Cluster Subdivisions are also required to provide 75% of the minimum required percentage of open space or one acre, whichever is less as contiguous open space with no dimension less than 50 feet.